

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 28, 1978, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford,  
Gerard, Gibson, Harcourt,  
Kennedy and Puil.

ABSENT: Alderman Marzari  
Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend John Opmeer, of Hope Reform Church, Vancouver.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt

SECONDED by Ald. Brown

THAT the Minutes of the Regular Council Meeting of November 21, 1978, (with the exception of the 'In Camera' portion) be adopted after amending the motion by Alderman Brown, with respect to Electoral Reform on pages 20 and 21, to read as follows:

"MOVED by Ald. Brown

SECONDED by Ald. Marzari

THAT WHEREAS the majority of voters of Vancouver have indicated they prefer a ward system for the election of Aldermen to City Council;

BE IT RESOLVED THAT City Council appoint a Committee to consider and report on the number of wards, boundaries of each ward and any other related matters, and that such Committee be set up by December 12, 1978."

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

SECONDED by Ald. Puil

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Change of Street Lighting on Skeena Street from Cambridge to Dundas Street.

Council on November 7, 1978, after hearing a delegation from a representative of the owners on Skeena Street, from Dundas to Cambridge Streets, on reduction of their street lighting, when the lighting was relocated to be clear of the paving project, deferred consideration of this matter to permit the City Engineer to report on the feasibility and cost of increasing the voltage and wattage in the new lights on this section of Skeena Street.

Before Council this day was a report from the City Manager dated November 20, 1978, in which he submitted for consideration the following alternative street lighting proposals put forward by the City Engineer, for Skeena Street from Dundas to Cambridge.

- A) At an estimated cost of \$7000, re-install lighting similar to the thoroughfare lighting that was removed.
- B) At an estimated cost of \$1000 instal an improved lighting system, or
- C) Retain the existing residential lighting which meets the minimum recommended practice.

MOVED by Ald. Bellamy

THAT alternative 'B' contained in the City Manager's report dated November 20, 1978, be approved.

- CARRIED

(Ald. Gerard and Puil opposed)

COMMUNICATIONS OR PETITIONS

1. Civic Election Results November 15, 1978

Council noted a memorandum dated November 24, 1978, from Mr. R. Henry, Returning Officer, advising of the results of the Civic Elections held on Wednesday, November 15, 1978.

MOVED by Ald. Ford

THAT the memorandum from the Returning Officer be received for information.

- CARRIED UNANIMOUSLY

2. Progress Report Number Two Goals for Vancouver Program

In a memorandum dated November 23, 1978, Vancouver City Planning Commission submitted Progress Report No.2. on its Goals for Vancouver Program. The progress report concluded with the following recommendations:

- (a) that Council pass a resolution indicating to the Provincial Government that it will be applying for a 1979 Community Planning Grant, in order that the Commission may continue work on the Goals Program, begun in 1978 and funded in that year through the regular grants to the Commission by Council and by a Community Planning Grant from the Department of Municipal Affairs and Housing, and further,
- (b) that funds for January, February and March be provided by the City in advance of the Provincial Planning Grant up to the amount of \$8,000.00.

COMMUNICATIONS OR PETITIONS (Cont'd)Progress Report Number Two  
Goals for Vancouver Program (Cont'd)

Mrs. Hilda Symonds, Executive Co-ordinator, Vancouver City Planning Commission, advised that the Provincial Government had expressed considerable interest in the citizen response to the 1978 program and, therefore, the Commission is hopeful of receiving a grant for the 1979 program.

MOVED by Ald. Ford

THAT the foregoing recommendations of the Vancouver City Planning Commission, contained in its report dated November 23, 1978, on its Goals for Vancouver Program, be approved.

- CARRIED

(Ald. Kennedy and Puil opposed)

### 3. Motion on the Ward System

Council noted a number of delegation requests from various organizations, with respect to Alderman Brown's motion on the Ward System.

MOVED by Ald. Harcourt

THAT the requests of these organizations to address Council on Alderman Brown's motion with respect to the Ward System, be approved.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil

THAT this whole matter be deferred to the 1979 Council for consideration.

- CARRIED

(Ald. Brown, Ford, Gibson and Harcourt opposed)

### 4. Vancouver Art Gallery Extension of Option

In a memo dated November 27, 1978, the Mayor transmitted a letter from the Vancouver Art Gallery requesting an extension of its option on the old Court House to June 30th 1979. The Art Gallery has discussed with the Mayor its plans for fund-raising early next year and it is expected that the new Court House accommodation will be ready in mid-1979; therefore, a decision cannot be delayed beyond that time. The Mayor recommended that Council agree to the request of the Art Gallery for an extension of its option to June 30, 1979.

Mr. Bagshaw, Chairman of the Building Committee, and Mr. Catton, Chairman of the Public Relations Committee of the Art Gallery, addressed Council and stated that, in consultation with the City, the Art Gallery has set a target date of June 30th next year and, if the financial commitment is not substantial by that date, the Art Gallery concurs that there would be a very good reason to reassess the position at that time.

MOVED by Ald. Kennedy

THAT Council approve the Vancouver Art Gallery's request for an extension of its option on the old Court House to June 30, 1979.

- CARRIED UNANIMOUSLY

Regular Council, November 28, 1978. . . . .4.

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S  
GENERAL REPORT  
NOVEMBER 24, 1978

Works and Utility Matters  
(November 24, 1978)

The Council considered this report which contains seven clauses, identified as follows:

- Cl. 1. Closure of Portion of Lane South of Eveleigh St. from Thurlow to Dead-end East, Abutting Lot 26, Block 2, D.L.185, Plan 92.
- Cl. 2. Extension of Existing Sewer on Trutch Street from 2nd Avenue to Lane South of 2nd Avenue.
- Cl. 3. Pedestrian Crossing over C.P. Rail Tracks North of Sixth Avenue at Ash Street.
- Cl. 4. Budget for Engineering Consultant for Leachate Collection and Disposal System at Landfill.
- Cl. 5. Metrication - Local Improvement Procedure By-law (Second Stage)
- Cl. 6. Underground Wiring in Stanley Park from Coal Harbour to Brockton Point, under the Power and Telephone Line Beautification Fund Act.
- Cl. 7. Tender No. 30-78-5 - Supply, Delivery and Installation of a Telemetry System.

Clauses 1 - 7 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters  
(November 24, 1978)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Downtown Eastside N.I.P. Appropriation: Vancouver Buddhist Church Gymnasium.
- Cl. 2. Mount Pleasant N.I.P. - Phase II and Phase III Boulevard Tree Planting.
- Cl. 3. Mount Pleasant N.I.P. - Budget and Staff Alterations.
- Cl. 4. Downtown Eastside N.I.P. - Budget and Staff Alterations.

Clauses 1 - 4 inclusive

MOVED by Ald. Bellamy

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(November 24, 1978)

Downtown-Eastside N.I.P.  
Franciscan Sisters of the Atonement Daycare  
(Clause 1)

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Property Matters  
(November 24, 1978)

The Council considered this report, which contains four clauses, identified as follows:

- Cl. 1. Purchase and Lease of Lot 21, False Creek.
- Cl. 2. Establishing a 2 foot strip of City-owned Property on East 7th Avenue for Lane Purposes.
- Cl. 3. Lease Renewal, of Properties situated East and West Sides of Arbutus Street, between 15th and 16th Avenues.
- Cl. 4. Lease of subsurface of Lane in Block Bounded by Robson, Cambie, Georgia and Beatty Streets.

Clauses 1 - 4 inclusive

MOVED by Ald. Gerard

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report  
(November 28, 1978)

Demolition of Dwelling at  
425 West 10th Avenue

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report  
(November 24, 1978)

Local Improvements on the  
"Initiative Principle"

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Manager's Report  
(November 24, 1978)

Proposed Rezoning - Former C.P.R.  
Right-of-Way (Kitsilano Point)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)E. Manager's Report  
(November 22, 1978)Rezoning Application -  
S/E. Corner 16th and Burrard

Prior to considering this report, Council noted a delegation request from Mr. P.A. Grant, Architect, to appear before Council on behalf of his client Mr. G. Elmitt, the applicant.

MOVED by Ald. Gerard

THAT consideration of this report be deferred to the next meeting of Council on December 12, 1978, to permit the delegation to be heard.

- CARRIED UNANIMOUSLY

F. Manager's Report  
(November 21, 1978)R.R.A.P. Projected Staff and  
Budget Requirements - 1979.

Mr. R. R. Youngberg, Associate Director of Planning, answered questions from Council on this report. He indicated there are a large number of pending applications to be completed and he further stated that it takes one to two months to get approval for additional staff if needed.

MOVED by Ald. Puil

THAT alternative 'b' be chosen to cover the period from January - March 1979, as outlined in the City Manager's report dated November 21, 1978, on Projected Staff and Budget Requirements for the Residential Rehabilitation Assistance Program(1979).

- CARRIED

(Ald. Brown, Ford, Gibson and Harcourt opposed)

MOVED by Ald. Puil

THAT the following recommendations of the Director of Planning be amended and then approved as follows:

The Director of Planning be instructed to report back to Council before the end of February, 1979, regarding staff and budget requirements for the continuation of R.R.A.P. Administration by the City.

City Council advise the appropriate Federal Minister of the urgent need to determine the results of the City's application for Special Area Designation and to be advised of any proposed Program design changes in order that the City may determine its staff and budget requirements for the continuation of RRAP Administration in 1979.

\*Underlining denotes Amendment.

- CARRIED UNANIMOUSLY

G. Manager's Report  
(November 21, 1978)Immunization Fees

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

H. Manager's Report  
(November 7, 1978)

Street Cleaning -  
500 Block West 7th Avenue

MOVED by Ald. Harcourt

THAT this report be received for information.

- CARRIED UNANIMOUSLY

I. Manager's Report  
(November 27, 1978)

Phase 2, Area 6, False Creek,  
Ground Leases and Start of Construction

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

J. Manager's Report  
(November 28, 1978)

Jericho Hangar Six:  
Removal of Sculpture Works

Council, on November 21, 1978, requested the City Manager to report on any assistance the City could provide to the Ne Chi Zu Guild by:

- a) loaning of equipment to move the sculptures from Hangar Six to an alternate location;
- b) finding temporary storage space for these sculptures.

In a Manager's report dated November 28, 1978, the City Engineer reported for information on the estimated cost of removing and storing the sculptures and providing work space for the Guild. The report estimated that, based on the information available at the time of writing, about \$25,000 would be required to move all of the material and over 5,000 sq. ft. of storage space would be required, which would cost \$1,000 per month. If work space were to be provided the rental would be \$2,000 per month. The City Engineer advised that, since the report was written, the Ne Chi Zu Guild has stated it is willing to relieve the City of any liability for damage or loss to the materials and also to reduce the list of items to be moved, thereby reducing the cost to \$10,000.

Mr. David Weston, representing the Guild stated that the current situation with respect to Granville Island is that applications for space are not being accepted at this time, and even if they were, there is no space sufficiently large enough to accommodate the Guild. Mr. Weston also stated that there is space available in Hangar #8 at Jericho but the Park Board is unwilling to allow the Guild to use this Hangar.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)Jericho Hangar #6 (Cont'd)

Mr. D. Sutcliffe, representing the Granville Island Trust stated that, in his opinion, the amount of space required by the Guild is out of scale with the proposed development.

MOVED by Ald. Kennedy

THAT a discretionary fund of \$10,000 be set-up from Contingency Reserve and the City Manager be authorized to expend up to this amount for all costs related to removal of the material from Hangar #6 and initial rental of appropriate storage space.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard and Puil opposed)

MOVED by Ald. Kennedy

THAT the Mayor be requested to discuss the matter of storage and work space for the Ne Chi Zu Guild with the Granville Island Trust and the Park Board, in an effort to come to a satisfactory solution to this problem.

- CARRIED UNANIMOUSLY

I. Part Report of Standing Committee  
on Community Services.  
(November 23, 1978)

Prenatal Services  
(Clause 1)

MOVED by Ald. Bellamy

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Puil opposed)

CIVIC RECOGNITION - Mrs. Verna Hayward

At this point in the proceedings the Council recognized Mrs. Verna Hayward - Secretary to the Aldermen - who is retiring from the City Service on November 30, 1978, after eighteen years.

The Mayor presented a pendant bearing the City crest to Mrs. Hayward, and Alderman Brown gave her a bouquet of pink carnations and roses. Mrs. Hayward responded in warm appreciation.

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The Council recessed at 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at approximately 4.35 p.m. with Mayor Volrich in the Chair and the same Members present.

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# DELEGATIONS

## Acquisition of 405 W. 10th Avenue Open Bible Chapel Society

Council on November 21, 1978, approved a request from the Open Bible Chapel Society to address it when the report on the purchase of the Society's property by the City was before Council.

In a report dated November 23, 1978, the City Manager submitted for consideration a report of the Supervisor of Properties. The report stated that the City and the Open Bible Chapel have not been able to agree on a purchase price for this property. The Supervisor of Properties recommended that the Council purchase the church property for \$110,000 based on replacement cost new, plus land value. This offer is supported by an independent appraisal.

The Open Bible Chapel Society is asking for the sum of \$450,000 as an all inclusive settlement based on two independent appraisals, one of \$440,000 and the second in the amount of \$462,000. In addition the Society is asking for rent free possession of the building on the site for six months while its new church is being built.

The Reverend H.D. Schroeder read from a brief circulated to Council requesting Council to accede to its request that the City purchase its property at 405 West 10th Avenue for \$450,000.

MOVED by Ald. Harcourt,

THAT the Supervisor of Properties be authorized to make a final offer to the Open Bible Chapel Society to purchase its property at 405 West 10th Avenue at a cost of \$430,000. In addition, the Society be granted rent free possession of the building on this site for six months while their new church is being built.

- CARRIED UNANIMOUSLY

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## Proposed New P.N.E. Stadium and Multiplex Proposal

At the 'In Camera' meeting earlier this day Council agreed to discuss its previous action on the proposed new P.N.E. stadium and multiplex proposal in Open Council.

Reference was made to the Director of Planning's letter to consultants asking for proposals with respect to a study of alternate options for the location of a major regional stadium and exhibit facilities at an estimated cost of \$30,000.

MOVED by Ald. Kennedy,

THAT Council defer any further action on this whole matter pending reconsideration in 1979 of its previous actions.

- carried

Alderman Harcourt challenged the ruling of the Chair that the above motion was in order. The Mayor put the question "shall the ruling of the Chair be sustained?"

The ruling of the Chair was sustained with Aldermen Brown, Ford, Gibson, and Harcourt opposed.

The ruling of the Chair having been sustained the motion of Alderman Kennedy was put and CARRIED with Aldermen Brown, Ford, Gibson, and Harcourt opposed.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,  
 THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,  
 SECONDED by Ald. Kennedy,  
 THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,  
 BEING THE ZONING AND DEVELOPMENT  
 BY-LAW (District Schedules)

MOVED by Ald. Puil,  
 SECONDED by Ald. Ford,  
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,  
 SECONDED by Ald. Ford,  
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575,  
 BEING THE ZONING AND DEVELOPMENT  
 BY-LAW (Vicinity of Commercial/  
 Victoria Diversion)

MOVED by Ald. Harcourt,  
 SECONDED by Ald. Gibson,  
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
 SECONDED by Ald. Gibson,  
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4810,  
 BEING THE SIGN BY-LAW (Cedar  
 Cottage Area)

MOVED by Ald. Harcourt,  
 SECONDED by Ald. Gibson,  
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

Regular Council, November 28, 1978 . . . . . 11

BY-LAWS (Cont'd)

By-law to Amend By-law No. 4810,  
being the Sign By-law (Cedar  
Cottage Area) (Cont'd)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Gibson,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Temporary Parking Lots)

MOVED by Ald. Brown,  
SECONDED by Ald. Gerard,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,  
SECONDED by Ald. Gerard,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 3614,  
BEING THE LOCAL IMPROVEMENT  
PROCEDURE BY-LAW

MOVED by Ald. Kennedy,  
SECONDED by Ald. Bellamy,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,  
SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, November 28, 1978 . . . . . 12

BY-LAWS (Cont'd)

6. BY-LAW TO AMEND BY-LAW NO. 2193,  
BEING THE FIRE BY-LAW

MOVED by Ald. Ford,  
SECONDED by Ald. Harcourt,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,  
SECONDED by Ald. Harcourt,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. BY-LAW TO AMEND BY-LAW NO. 4450,  
BEING THE LICENSE BY-LAW  
(Liveaboard License Fees)

MOVED by Ald. Brown,  
SECONDED by Ald. Puil,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,  
SECONDED by Ald. Puil,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of 2 Foot Strip of  
City-Owned Property on East 7th  
Avenue for Lane Purposes

MOVED by Ald. Brown,  
SECONDED by Ald. Puil,  
THAT WHEREAS the City of Vancouver is the registered owner of Lot 3, Block 112, District Lot 264A, Plans 442 and 1771;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described lands as lane;

THEREFORE BE IT RESOLVED that the south two feet of Lot 3, Block 112, District Lot 264A, Plans 442 and 1771, be and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

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MOTIONS (Cont'd)

- B. Allocation of Land for Lane Purposes  
N10' of Lot 22 of Subdivision 'D',  
Block 156, D.L. 264A, Plan No. 616 &  
1771

MOVED by Ald. Brown,  
SECONDED by Ald. Puil,

THAT WHEREAS the registered owner has conveyed to the City  
of Vancouver, for lane purposes:

North 10 feet of Lot 22 of Subdivision 'D', Block 156,  
District Lot 264A, Plan No. 616 & 1771

deposited in the Land Registry Office, in the City of Vancouver,  
Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public  
interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so  
conveyed be and the same is hereby accepted and allocated for  
lane purposes and declared to form and constitute portion of  
lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

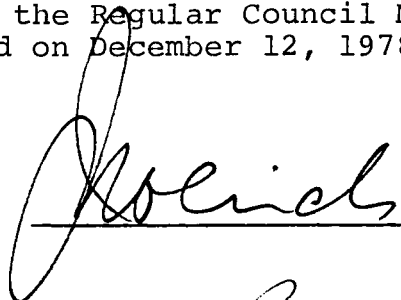
Alderman Harcourt -  
Tragic Incident in  
San Francisco

referred to the recent tragic  
shooting of the Mayor and another  
City official in San Francisco  
and requested that the Mayor send  
Council's sincere regrets and  
condolences to the people of  
San Francisco. The Mayor indicated  
that his office has already done  
so.

The Council adjourned at approximately 5:50 p.m.

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The foregoing are Minutes of the Regular Council Meeting  
of November 28, 1978, adopted on December 12, 1978.

  
MAYOR

  
CITY CLERK

MANAGER'S REPORTDate November 23, 1978

TO: Vancouver City Council

CLASSIFICATION: CONSIDERATION

SUBJECT: Acquisition of 405 West 10th Avenue,  
Open Bible Chapel Society

The Supervisor of Properties reports as follows:

"Council approved the purchase of the north side of 10th Avenue for parking purposes February 13, 1973; in this connection, on February 24, 1976, City Council authorized purchase of the church property at 405 West 10th Avenue, legally described as Lot 9, Block 360A, D.L. 526, Plan 1277, owned by the Open Bible Chapel Society for City-owned Lots 5, 6, and 7, D.L. 334, Plan 13993 by exchange for City-owned land in Champlain Heights.

The church property comprises a two-storey, full basement, frame structure with a main floor area of 3,960 sq.ft., erected in 1930 on a lot 49.5' X 125', zoned RM-3. Condition of the building is good for age and type.

The approval of the exchange was on the basis of the Society's property having a value of \$394,450., which was current market value of the land plus replacement cost new of the church building, which would have been inclusive of all costs at that time. The City land in Champlain Heights was estimated to have a market value of \$1,000,000. and the Society was prepared to pay the City the difference of \$605,550.00.

However, the Society encountered difficulties in obtaining financing and approval for their proposed development at a public hearing. After a third City Council extension of time to complete the exchange, on October 25, 1977, the Society, by letter dated November 23, 1977, relinquished their right to the property in Champlain Heights.

Subsequently, negotiations have proceeded on the basis of the City purchasing the Society property with some lease-back arrangement while a new church was completed.

It is noted that the owner of the lot west of the church had committed his property for church development and sold to the City only on the basis that the church would not lose the benefit of assembly of the 100' corner site.

The Society, through Rev. Schroeder, has taken the position that the acquisition of their property should be on the basis of current (1978) new replacement cost of the building, plus market value of the land to compensate for the higher costs of construction by reason of the delay caused by their willingness to accommodate the City purchase of their property.

Recently, the church relocated most of its function to temporary facilities in Surrey, pending the erection of a new building in that municipality.

After lengthy negotiations, by letter, dated August 30, 1978, the Society was advised that the Supervisor of Properties was

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prepared to recommend to City Council that the church property be purchased for \$410,000., based on replacement cost new plus land value. This offer was supported by an independent appraisal and the Supervisor of Properties is of the opinion that the amount constitutes adequate compensation for a settlement price inclusive of all claims.

The Open Bible Chapel Society by letter dated October 25, 1978, have asked for the sum of \$450,000. as an all-inclusive settlement based on two independent appraisals, one of \$440,000. and the second in the amount of \$462,000. In addition, they have asked for rent free possession of the building for six months while their new church is being built.

Referring to the City's independent appraisal, the following estimates are provided:

(1) Land value as if vacant	\$125,000.
(2) Replacement cost new of the existing structure	<u>275,000.</u>
	<u>\$400,000.</u>

Concurrent with this report, Reverend H. D. Schroeder, the pastor of the Open Bible Chapel will appear as a delegation.

Source of funds for acquisition purposes is Code 561/3102 - Land Purchase Fund for future Civic purposes."

The City Manager submits the foregoing report of the Supervisor of Properties for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 535



MANAGER'S REPORTSUPPORTS U/B 1  
COUNCIL NOV. 28/78DATE November 20, 1978

TO: Vancouver City Council

SUBJECT: Street Lighting on Skeena St. from Dundas to Cambridge Streets.

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"After hearing a delegation from the owners on Skeena St. from Dundas to Cambridge Streets regarding the reduction of their street lighting, when the lighting was relocated to be clear of the paving project, Council requested a report on the costs of alternative lighting systems.

The following is a tabulation comparing two alternative lighting systems with standard residential lighting (C):

	A Previous Lighting	B Alternative	C Existing Lighting (Standard)
No. of lights	6	4	4
Size of Lamps	450 watts	450 watts	290 watts
Height of Pole	30 feet	30 feet	25 feet
Spacing	130 feet	180 feet	180 feet
Average Illumination	1.6 footcandles	1.1 footcandles	0.6 footcandles
Ongoing Operating Costs (1978 rates)	\$460/yr(200%)	\$300/yr (130%)	\$230/yr(100%)
Replacement Cost	\$7000	\$1000	Ø

If lighting similar to the previous lighting is installed all foundations will have to be removed and the underground wiring extended and modified to feed the additional lights.

If the alternative lighting (column B) is installed, adapters will be installed on the existing foundations and the poles and luminaires replaced. No change would be required to the underground wiring. The resulting illumination would be approximately double the standard.

As stated in the White Paper on Municipal Services, I will draw Council's attention to improvements which are more costly to instal and maintain than the standard improvements. In this project, the additional installation and on-going maintenance costs will be paid by the taxpayers at large, most of whom are provided with standard lighting. In addition the alternative systems (A and B) will consume 130% and 50% respectively more energy than the existing standard lighting (C).

If Council approves a project to replace the existing lighting, funds are available in the Street Lighting Capital Budget. (Account #218/7906)

I submit for Council's CONSIDERATION the following alternative street lighting proposals for Skeena St. from Dundas to Cambridge Streets:

- A) At an estimated cost of \$7000, re-instal lighting similar to the thoroughfare lighting that was removed.
- B) At an estimated cost of \$1000 instal an improved lighting system or
- C) Retain the existing residential lighting which meets the minimum recommended practice.

The City Manager does not recommend alternative (A). He submits for CONSIDERATION the choice between (B) and (C).

FOR COUNCIL ACTION SEE PAGE(S) 528

MANAGER'S REPORT, NOVEMBER 24, 1978 . . . . . (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Closure of Portion of Lane South of Eveleigh Street from Thurlow Street to Dead-End East Abutting Lot 26, Block 2, District Lot 185, Plan 92

The City Engineer reports as follows:

"An application has been received from the owners of Lot 26, Block 2, District Lot 185, Plan 92, to purchase the lane abutting Lot 26. The applicant wishes to consolidate the lane with their adjacent properties to form a building site for the proposed "Bentall FOUR" development.

I Recommend That all that portion of lane dedicated by the deposit of Plan 92 lying between the northerly production of the easterly and westerly limits of Lot 26, Block 2, D.L. 185, Plan 92, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The applicant to pay \$200 000 in accordance with the recommendation of the Supervisor of Properties.
- (b) The closed portion of lane to be consolidated with the abutting lands.
- (c) Arrangements to be made to the satisfaction of the City Engineer for the relocation of utilities at the applicant's expense or the provision of easements to contain them.
- (d) Arrangements to be made to the satisfaction of the City Engineer for the removal of the existing lane entrance at Thurlow Street and the restoration of the boulevard.
- (e) Any easements to be to the satisfaction of the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Extension of Existing Sewer on Trutch Street from 2nd Avenue to Lane South of 2nd Avenue

The City Engineer reports as follows:

"Renovations at 1846 Trutch Street uncovered an existing sewer connection originating at the adjoining property to the north (1836 Trutch Street) and combining with the building sewer of 1846 Trutch Street which discharges into the 3rd Avenue sewer main. The owners of 1836 Trutch Street are prepared to redirect their plumbing towards a new connection on Trutch Street and remove the present illegal connection through their neighbour's lot. The existing spur sewer on Trutch Street should be extended to provide an outlet for this new connection. Plumbing By-Law No. 4068 (November 1, 1963) states in Part 2.3.5:

- '(5) Spur sewers may be constructed by the City Engineer at the expense of the City to serve any lot established upon a plan of subdivision duly filed under the provisions of the Land Registry Act at the date of this by-law, provided that the construction of each such sewer shall first have been authorized by the resolution of City Council.'

The estimated cost of this work is \$6 500.

I recommend that \$6 500 be appropriated from Sewers Capital Account 118/7905 'System Upgrading - Unappropriated' for this sewer extension."

The City Manager RECOMMENDS that the foregoing report of the City Engineer be approved.

### 3. Pedestrian Crossing over C.P. Rail Tracks North of Sixth Avenue at Ash Street

The City Engineer reports as follows:

"Parking for recreational and liveaboard members of the Heather Civic Marina, False Creek, Phase I, is on a lot between Sixth Avenue and the railway right-of-way at the foot of Ash Street. The marina is directly north of the lot and patrons, once on foot, are inclined to take the shortest route although it involves crossing C.P. rail tracks illegally. The nearest public crossing is at the Heather entrance, 700 feet to the west. The establishment of a private pedestrian crossing over the tracks immediately north of the parking area would greatly improve the existing situation as it would authorize appropriate signs and a standard walkway. The cost of this crossing is estimated at \$4 000. Funds have been previously appropriated and are available in Account 316/2551.

In order to provide a private crossing at this location, the City must enter into an agreement with the C.P.R.

I recommend that:

- (a) The Director of Legal Services be authorized to arrange a private pedestrian crossing agreement with the Canadian Pacific Railway Company and to sign the agreement on behalf of the City.
- (b) The City Engineer be authorized to arrange for construction of the said crossing.
- (c) The City pay an amount up to \$4 000 for construction costs."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

### 4. Budget for Engineering Consultant for Leachate Collection and Disposal System at Landfill

The City Engineer reports as follows:

"On January 10, 1978, Council approved a report recommending the appointment of Dayton & Knight Ltd. as consultants for this project. Their estimated fee of \$55 000 was also approved as part of the 1978 Basic Capital Budget at that time.

Due to required additional and unanticipated work as outlined below, the consultant's fee is now estimated to be \$70 000 of which \$48 262 has been expended to date:

- (a) Need to provide additional detailed technical information to the Pollution Control Branch in support of our operating permit.
- (b) Additional monitoring work that is necessary to confirm assumed theoretical parameters used for the first stage works but necessary to design leachate works for future landfill areas.
- (c) Initial field work requiring longer to complete due to adverse conditions.
- (d) Additional work necessary due to greater than anticipated foundation problems encountered during installation of pumping station.

Funds for this work are available in the 1977-81 Capital Plan.

The City Engineer recommends that Account 160/1201 be increased from \$55 000 to \$70 000 to cover the cost of the additional work required."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Metrication - Local Improvement Procedure By-law (Second Stage)

The City Engineer reports as follows:

"Council on July 25, 1978, approved metrication of most of the provisions of the Local Improvement Procedure By-Law. The amending by-law was passed on September 12, 1978.

The one change not made at that time was with respect to setting flat (Property Owner's) rates for two or more projects of a like nature, based on the average cost. The Vancouver Charter specifically refers to 'flat rates per foot frontage.' The Law Department advise that an Order-in-Council under Section 181 of the Charter should be sought to authorize setting such rates either per foot frontage or per metre frontage. The Charter reference is 508(c) and the By-Law reference are 51B (1) and (2).

I recommend that the Director of Legal Services be authorized to apply for the Order-in-Council and requested to bring forward, when such Order has been made, the related amending by-law."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Underground Wiring in Stanley Park from Coal Harbour to Brockton Point, under the Power and Telephone Line Beautification Fund Act

The City Engineer reports as follows:

"In 1972 the Board of Parks and Recreation requested City Council to arrange for the undergrounding of power and telephone lines in Stanley Park from Coal Harbour to Brockton Point under the Provincial Power and Telephone Line Beautification Fund Act, and to bear the City's one third of the cost of the project. City Council approved this proposal on September 6, 1972. Cost to the City was estimated at \$113,300. Funds were provided from the 1973 Supplementary Capital Budget.

The delay in advancing this project has been due to the limited engineering staff available to B.C. Hydro for the detailed planning of the underground projects, all of which is additional to their heavy ongoing workload. At the City's request, other undergrounding projects such as Water Street, Pender Street, Champlain Heights and more recently False Creek, have been given priority.

Considerable preparatory work has been required on the part of Hydro staff in reviewing the Stanley Park project with their customers (viz., the Park Board, the Vancouver Rowing Club, the Royal Vancouver Yacht Club, HMCS Discovery and several oil companies who have barges in Coal Harbour) to overcome problems with their service connections.

As earlier estimates for undergrounding projects have proven to be low, the Stanley Park estimates have been revised to reflect this experience in addition to the increase due to inflation.

The detailed estimates and letters of commitment to pay a one third share of the costs which are required with our application have been received from both the B.C. Hydro and the B.C. Telephone Company.

The cost of the work is now estimated as follows:

	<u>Total Cost</u>	<u>City Share</u>
B.C. Hydro work (shareable)	\$801,421	\$267,140
B.C. Telephone Company work (shareable)	22,840	7,613
Service connection work on Park buildings (non-shareable)	22,247	22,247
Total	<u>\$846,508</u>	<u>\$297,000</u>

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Clause No. 6 cont'd:

Funds for the City share of the cost are available in unappropriated Undergrounding Capital Funds.

The Superintendent of Parks and Recreation is in full agreement with the undergrounding project.

It is recommended:

- (a) that the City of Vancouver proceed with the undergrounding of the overhead utility wiring along the perimeter of Stanley Park from Coal Harbour to Brockton Point at a total estimated cost of \$846,508.00, with \$801,421.00 to be shared equally between the B.C. Hydro and Power Authority, the City of Vancouver and the Province of British Columbia, and \$22,840.00 to be shared equally between B.C. Telephone Company, the City of Vancouver and the Province of British Columbia, pursuant to the Power and Telephone Line Beautification Fund Act.
- (b) that the City make application to the Provincial Department of Finance for approval of the project under the Act.
- (c) that \$297,000, which includes the City's non-shareable cost of \$22,247, be appropriated for the City's share from accounts 250/7902 - 'Provision for Stanley Park - Unappropriated' and 250/7901 'Underground Wiring Unappropriated'."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

7. Tender No. 30-78-5 - Supply, Delivery and Installation of a Telemetry System

The City Engineer and Purchasing Agent report as follows:

"Tenders for the supply, delivery and installation of a new telemetry system were opened by the City Clerk on September 18, 1978 and referred to the City Engineer and Purchasing Agent for report.

The City has a telemetry system which reads the pressure at 14 critical points in the City's water system and transmits the information to central recorders at the Manitoba Yards. In the event of a break in a main or a surge in pressure, the equipment sounds an alarm and repairmen are dispatched. The existing equipment is no longer reliable and spare parts are not available.

An enlarged telemetry system is now required to monitor both the water and sewer systems. The Waterworks portion must now be expanded to 22 stations for better recording of the water system operation and the pressure in the mains must be controlled from the Waterworks Office to minimize the damage and danger in the event of an emergency.

For the Sewer system, the telemetry system will read the levels of sewage in the pump stations and indicate pump failures. Pump failure or a high level signal will set off an alarm in the Waterworks Office and a repair crew will be dispatched to avoid sewer overflow.

Three bids were received for this equipment. The working copy of the tabulation of bids is on file in the Purchasing Agent's Office. The recommended bid is low and contains the highest amount of local content.

Funds are available in the Capital Appropriations.

We recommend acceptance of the low bid for the supply, delivery and installation of a telemetry system including the micro-computer optional extra from B.C.A. Industrial Controls Limited, at a total cost of \$355 420.53 plus Provincial Tax."

The City Manager RECOMMENDS that the recommendation of the City Engineer and the Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

Manager's Report, November 24, 1978 . . . (BUILDING: A-4 - 1)

## BUILDING AND PLANNING MATTERS

### RECOMMENDATION

1. Downtown Eastside N.I.P. Appropriation: Vancouver Buddhist Church Gymnasium

The Director of Planning reports as follows:

#### "INTRODUCTION

The Downtown Eastside N.I.P. Concept Plan was approved by Council on September 28, 1976. The Concept Plan allocated \$150,000 to improve Japanese Cultural Facilities, as a step toward the implementation of Policy 12 which states "that encouragement be given to the Japanese community to preserve and expand their culture and facilities in the area.

On March 7, 1978 Council approved the appropriation of \$50,000 N.I.P. funds for the renovation of the Japanese Language School, in recognition of the importance of its educational and cultural function to the Japanese community.

#### PURPOSE OF REPORT

The purpose of this report is to recommend the appropriation of \$100,000 N.I.P. funds to assist in the construction of the gymnasium portion of the Vancouver Buddhist Church Complex.

#### DESCRIPTION OF PROJECT

The Vancouver Buddhist Church, at 220 Jackson Street, occupies a site that has served the Japanese community of the Oppenheimer area since 1904, first as a United Church and since 1952 as a Buddhist Church. Located at the corner of Jackson and Powell Streets opposite Oppenheimer Park, the Church functions as a Japanese religious and social centre, and complements the cultural and educational functions of the Japanese Language School.

In the past year, the Buddhist Church congregation decided to build a new Church with improved facilities on their present site, rather than rehabilitate the old structure. The decision to rebuild on site was made in light of the recent N.I.P. funded improvements to Oppenheimer Park and the Japanese Language School, the revitalization of the Japanese shopping area along Powell Street and the historic significance of the Oppenheimer area to the Japanese community.

The Buddhist Church complex will include a shrine, hall, kitchen facilities, gymnasium and a lounge area for seniors. The gymnasium is an integral part of the complex, providing space for religious festivals and for social and recreational activities. It will also provide a much needed active recreational space for the Oppenheimer Area population.

The total cost of the project is estimated to be \$800,000 with the \$100,000 N.I.P. funds contributing to approximately 18% of the gymnasium portion of the complex. A cost estimate is attached (Appendix I). The Buddhist Church congregation views the N.I.P. funds as 'seed money' which has served as an incentive for members to make substantial financial contributions to the Church building fund.

Preliminary planning and pre-construction work are well underway. To date development and building permits have been issued, demolition of the old structure completed and excavation of the new foundation has been initiated.

In order to meet the N.I.P. requirements for facilities not owned by the municipality, the Vancouver Buddhist Church is prepared to enter into a legal agreement with the City, assuring access to the gymnasium to the area population for a minimum of eight years, and agreeing to an annual review of the rental structure.

Clause 1 continued

The Oppenheimer Area Planning Committee has recommended that N.I.P. funding be allocated to the construction of the gymnasium portion of the Buddhist Church complex.

The Province of British Columbia and the Central Mortgage and Housing Corporation have been advised of this proposal, and concur with the recommendations for funding of this project.

FUNDING

The funding formula is based on Section D-14 of the N.I.P. Operator's Handbook, which states that a facility not owned by a municipality is eligible for a federal contribution which is 50% of the municipality's total expenditure for the project. The Provincial contribution is 50% of the Federal contribution.

RECOMMENDATIONS

The Director of Planning recommends:

- A. THAT Council approve the appropriation of \$100,000 from the Downtown Eastside N.I.P. Budget Account 896/9206 (Japanese Community Facilities Category) as a capital grant, for the construction of the gymnasium portion of the Buddhist Church complex, costs to be shared as follows:

Federal	(28.57%)	= \$28,570.00
Provincial	(14.29%)	= \$14,290.00
City	(57.14%)	= \$57,140.00

- B. THAT the City enter into a legal agreement with the Vancouver Buddhist Church, satisfactory to the Director of Planning and the Director of Legal Services, assuring that the general neighbourhood population will have access to the gymnasium in the Buddhist Church complex at 220 Jackson Street, for a minimum of eight years, and that a review of the gymnasium's rental structure will be undertaken annually."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

2. Mount Pleasant N.I.P. - Phase II and Phase III  
Boulevard Tree Planting

The Director of Planning and the City Engineer report as follows:

"On September 28, 1976, Council approved the Mt. Pleasant N.I.P. Concept Plan which contains a funding allocation to install boulevard trees on local streets following completion of N.I.P. subsidized curbs on unimproved blocks in the Mt. Pleasant N.I.P. Triangle.

Installation of the curbing and paving in Phases I and II of the unimproved blocks took place during 1978. Installation of Phase III will take place during 1979 after approval by Council at the Spring Court of Revision.

This report recommends appropriation of N.I.P. funds to cover the cost of boulevard tree planting following installation of curbs in Phases II and III. Normally, boulevard trees are installed as funds permit. In the case of Mt. Pleasant N.I.P., without supplementary funds, the large size of the N.I.P. subsidized curbing program would cause considerable delay in planting boulevard trees.

The Park Board estimates that 700 trees (1½" diameter) are required following installation of the 1978 and 1979 curbs. The estimated project total cost is \$63,765.00. The Park Board has agreed to undertake this project in the N.I.P. Triangle during the 1979 planting season. The ongoing annual maintenance costs are estimated to be \$4,900.00 (@ \$7.00/tree) which would be included in the 1979 budget request of the Park Board.

Manager's Report, November 24, 1978 . . . (BUILDING: A-4 - 3)

Clause 2 continued

The Mt. Pleasant Triangle N.I.P. Committee, C.M.H.C., and the Province have concurred with this project. Cost sharing of the recommended \$63,765.00 would conform to the standard N.I.P. Services/Utilities formula, namely:

Federal	25%	\$15,941.25
Provincial	12.5%	7,970.63
City	62.5%	39,853.12
TOTAL		<u>\$63,765.00</u>

The Director of Planning and the City Engineer recommend:

That Council approve up to \$63,765.00 to be appropriated from the Mt. Pleasant N.I.P. Services/Utilities Account 896/9217 (as per the above cost sharing formula) to install boulevard trees after streets are curbed in Phases II and III in the Mt. Pleasant N.I.P. area."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and the City Engineer be approved.

3. Mount Pleasant N.I.P. - Budget and Staff Alterations

The Director of Planning reports as follows:

"The Mt. Pleasant Neighbourhood Improvement Program was initiated in 1975. On September 28, 1976, Council adopted the Mt. Pleasant N.I.P. Concept Plan which contains funding allocations for N.I.P. projects and land use policies for future development in the Mt. Pleasant N.I.P. Triangle. There is an Implementation Stage Administration budget approved to August 31, 1979, when the program is terminated.

The purpose of this report is to recommend budget and staff alterations for the Mt. Pleasant N.I.P. program to provide adequate continuing administration to the completion of the program.

The site office staff positions are a full-time temporary Site Office Co-ordinator, temporary Clerk-Typist, and a part-time temporary R.R.A.P. Promoter and R.R.A.P. Advisor. This report will deal with only the site office budget, the Site Office Co-ordinator and Clerk-Typist; R.R.A.P. staff will be reported on separately, as the R.R.A.P. program is funded through a separate budget. The Site Office Co-ordinator position is approved to August 31, 1979, however, the Clerk-Typist is approved only to December 31, 1978.

The site office and staff serve as a base for the following activities: finalization of detailed plans and designs for N.I.P. projects and preparation of reports to Council to appropriate N.I.P. funds; co-ordination of departments and agencies involved in N.I.P. implementation; review of N.I.P. accounts and identification of new N.I.P. projects not included in the Concept Plan; citizen enquiries and participation; and planning items including development proposals and land use policies. Nearly 75% of the N.I.P. allocation has been committed to specific projects; however, detailed implementation of some of the projects will continue into 1979. Park design and development still needs to be carried out at Sunnyside Park, South China Creek Park, the Robson Park Clubhouse and the skateboard park. Playground design and development is required at Charles Dickens School and the Florence Nightingale School.

The Director of Planning believes that in view of the planning and implementation requirements noted above, it would be appropriate to extend the site office and Clerk-Typist position to May 31, 1979 and provide a revised administration budget to August 31, 1979. Funds for this revised budget are available from unused funds in the existing Mt. Pleasant Implementation Stage Administration accounts. The details are contained in Appendix I.



Clause 3 continued

Therefore the Director of Planning recommends:

- A. That the temporary Mt. Pleasant Clerk-Typist II position and the Mt. Pleasant Site Office be extended to May 31, 1979.
- B. That the revised Mt. Pleasant N.I.P. Implementation Stage Administration Budget from October 1, 1978 to August 31, 1979, contained in Appendix I, be approved. Funds for this budget are available from unused funds in the existing Mt. Pleasant Implementation Stage Administration accounts."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

#### 4. Downtown Eastside N.I.P. - Budget and Staff Alterations

The Director of Planning reports as follows:

"The purpose of this report is to recommend budget and staff alterations regarding the Downtown-Eastside Neighbourhood Improvement Program (NIP).

The Downtown-Eastside NIP was initiated in 1975. Council adopted a Concept Plan on September 28, 1976 which specified the types of improvements required and allocated monies to achieve those objectives. The total implementation budget was \$616,500.

The total approved administration costs for the Implementation Stage of this program is \$79,916, of which \$58,000 is totally City funds derived from the 1974 previously unappropriated balance of the City's Neighbourhood Improvement Program fund. Council approved this arrangement on the advice of the Director of Planning who reported that while administrative costs are a legitimate expense within N.I.P. programs and are cost-shareable with the senior levels of government, it was appropriate for the City to assume the total administrative costs of this Downtown-Eastside program in view of the very low level of total funding for this area of high priority needs. The administration budget and approval of staff expires on December 31, 1978.

While nearly 75% of the NIP allocation has been committed to specific projects, detailed implementation of some of the projects will continue into 1979. The two major remaining projects are (1) the proposed Community Health Facilities, which has now involved the Strathcona community in the discussion and analysis of data on health needs and service requirements, and (2) the proposed Social/Recreational Facilities, with some investigations being carried out currently by this Department, Civic Buildings, Properties Division and Social Planning for proposed renovation and use of the ground floor of the Victory Hotel. Also, a review of the Land Use Concept Plan and CD-1 District Schedule has been carried out in 1978, and recommendations on this matter will be brought before Council in 1979. And, finally, Council has recently established the Downtown Housing Implementation Committee, an interdepartmental committee to develop and expedite a comprehensive and co-ordinated housing plan for the area. Specific instructions were given to the City Planning Department to meet with hotel and rooming house owners and operators in the Downtown Core in order to develop a modified Residential Rehabilitation Assistance Program (RRAP) for the Downtown-Eastside NIP area which would be financially attractive to them.

The Director of Planning believes that in view of the implementation requirements noted above, it would be appropriate to extend the temporary Downtown-Eastside Planning Assistant III to December 31, 1979, and to provide a budget for this final phase of the Implementation Stage. There are approximately \$13,000 unused funds in the existing Downtown-Eastside Implementation Stage Administration accounts to partially fund the proposed 1979 budget of \$24,218 (details in Appendix I); the balance (approximately \$12,000) could be provided from Unappropriated City N.I.P. funds.

Clause 4 continued

Therefore the Director of Planning recommends:

- A. That the temporary Planning Assistant III (Downtown-Eastside) position, scheduled to be terminated on December 31, 1978, be extended to December 31, 1979.
- B. That the Downtown-Eastside N.I.P. Implementation Stage Administration Budget from January 1, 1979 to December 31, 1979, contained in Appendix I, be approved. Funds for this budget are to be obtained from unused funds, approximately \$13,000, in the existing Implementation Stage Administration accounts, and the balance, up to a maximum of \$12,000, from Unappropriated City N.I.P. funds (Account 532/7901)."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved, and that the Director of Planning provide a progress report in six months time.

FOR COUNCIL ACTION SEE PAGE(S) 530

MANAGER'S REPORT, NOVEMBER 24, 1978 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION:

1.     Downtown-Eastside N.I.P.  
       Franciscan Sisters of the Atonement Daycare

The Director of Planning reports as follows:

"INTRODUCTION/PURPOSE OF REPORT

The Downtown-Eastside N.I.P. Concept Plan was approved by Council on September 28, 1976. The Concept Plan allocated \$130,000 to improve social and recreational facilities. The purpose of this report is to recommend the appropriation of \$1,000 N.I.P. funds for the Franciscan Sisters of the Atonement to upgrade and repair the swimming/wading pool in their daycare centre.

DESCRIPTION OF PROJECT

The Franciscan Sisters of the Atonement Daycare has been operated for twenty-five years. Currently the operation, located at 385 East Cordova Street, is attended by forty children between the ages of three to six. The swimming/wading pool is used quite heavily during the summer and now requires repair and upgrading. The following lists the required repairs/costs:

Sandblasting	\$200
Paint	12
Filter (small)	155
Pump	250
Skimmer	<u>75</u>
	\$692
	=====

The Oppenheimer Area Planning Committee has considered this proposal, and recommends that up to \$1,000 be appropriated for this project to ensure that this much-used facility be upgraded.

The Province of British Columbia and the Central Mortgage and Housing Corporation have been advised of this proposal, and concur with the recommendations for funding of this project.

In order to meet the N.I.P. requirements for facilities not owned by the municipality, the Federal and Provincial Governments advise that a legal agreement between the City and the Franciscan Sisters of the Atonement is required to assure public access for a minimum period of three years.

RECOMMENDATIONS

The Director of Planning recommends:

- A. THAT Council approve the appropriation of up to \$1,000 from the Downtown-Eastside N.I.P. Budget Account 896/9204 (Social and Recreational Facilities) as a capital grant, for the repair and upgrading of the swimming/wading pool of the Franciscan Sisters of the Atonement Daycare, costs to be shared as follows:

Federal (50%)	\$500.00
Provincial (25%)	\$250.00
City (25%)	\$250.00.

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Clause #1 continued:

- B. THAT the City enter into a legal agreement with the Franciscan Sisters of the Atonement, satisfactory to the Director of Planning and the Director of Legal Services, assuring that the general neighbourhood population will continue to have the opportunity to enroll their children in the Franciscan Sisters of the Atonement Daycare for a minimum of three years."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 530

PROPERTY MATTERSRECOMMENDATION1. Purchase and lease of Lot 21, False Creek

The Supervisor of Properties reports as follows:

"On October 17, 1978, City Council approved the recommendation contained in the City Manager's report of October 13, 1978, concerning the sale of a portion of City owned Lot 21 False Creek to Grenadier Development Ltd. for consolidation with Lot A, Block 273, D.L. 526. The same report, approved a long term lease, with Option to Purchase, of the balance of Lot 21 F.C. to Grenadier Development Ltd.

The Solicitor for Grenadier Development Ltd. has now requested that the sale and lease with Option to Purchase, be changed from Grenadier Development Ltd. to Foremost Holdings Ltd. and Bent Ewald.

The following is an excerpt from the Solicitor's letter:

'We act for Grenadier Developments Ltd. and Norwood Construction Ltd. Grenadier was to purchase the old Sigurdson Building at 1275 West 6th Avenue and as well, to obtain by way of purchase and lease (with an Option to Purchase therein) adjacent property owned by the City of Vancouver

It was originally intended to take title in the name of Grenadier.

For good business reasons and because Mr. Bent Ewald has joined the redevelopment project as co-owner and as a major tenant, the Sigurdson Building is now being purchased in the names of Foremost Holdings Ltd. (a new company associated with Grenadier Developments Ltd.) and Mr. Bent Ewald.

It is therefore desirous and indeed essential that the purchase of all the properties including that owned by the City take place in the names of Foremost Holdings Ltd. and Mr. Bent Ewald, instead of Grenadier Developments Ltd. and we are hopeful that City Council will approve this change in name.'

As neither the sale nor the lease has been finalized, it appears reasonable to agree to their request. It is therefore recommended that recommendations (a) and (b) of the City Manager's report of October 13, 1978, approved October 17, 1978, be amended by striking out the name Grenadier Development Ltd. and inserting the names Foremost Holdings Ltd. and Bent Ewald. The recommendation to read as follows:

- (a) Foremost Holdings Ltd. and Bent Ewald to purchase a 30.48 m x 3.048 m (100' x 10') portion of City-owned land to the rear of Lot A, Block 273, D.L. 526, for consolidation with Lot A for the sum of \$10,000.00.

MANAGER'S REPORT, NOVEMBER 24, 1978 . . . . . (PROPERTIES: A9 - 2)

Clause No. 1 cont'd:

- (b) Foremost Holdings Ltd. and Bent Ewald to lease the balance of Lot 21, False Creek for a fifty-year term on the following basis:

First 2 years at \$20,269.80 per year  
 Next 4 years at \$24,323.76 per year  
 Next 4 years at \$28,377.72 per year  
 Next 10 years at \$32,431.63 per year

With a rental review in the twentieth year and every five years thereafter. The lessee to pay as additional rental annually a sum equal to taxes as if levied.

- (c) The City to provide the Lessee with an option to purchase the leased portion of Lot 21, False Creek, for the sum of \$337,830.00 during the initial six years of the lease.

- (d) The lease to commence ninety days after approval of the lease by Council.

With the agreement drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Establishing a 2 foot strip of City-owned property on East 7th Avenue for lane purposes

The Supervisor of Properties reports as follows:

"City Council on July 17, 1973 approved the acquisition of Lot 3, Block 112, District Lot 264A, Plans 442 and 1771, situated on the south side of East 7th Avenue, West of Clark Drive, for replotting purposes. The City Engineer has now requested that the South 2 feet of this lot be established for lane purposes to bring the lane up to current standards.

It is therefore recommended that the South 2 feet of Lot 3, Block 112, District Lot 264A, Plans 442 and 1771, be established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

3. Lease renewal, of Properties situated East and West Sides of Arbutus Street, between 15th and 16th Avenues

The Supervisor of Properties reports as follows:

"Parcel A, Block 464 and Parcel B, Block 465, both in District Lot 526 have been leased for parking for 31 cars (approximately \$15.00 per stall) by Sonjan Enterprises Ltd., for a five (5) year period, at a rental of \$128.50 per month plus taxes as if levied. (Approximately \$481./month in 1977).

The lease expires November 30, 1978 and the City Engineer has agreed to allow a further five (5) year term, subject to the same terms and conditions as the existing lease.

MANAGER'S REPORT, NOVEMBER 24, 1978 . . . . . (PROPERTIES: A9 - 3)

Clause No. 3 cont'd:

Following negotiations with Sonjan Enterprises Ltd., a new rental of \$600.00 per month (approximately \$19.00 per stall, inclusive of taxes), has been agreed upon subject to the following conditions:

- (a) Lease to be for a period of five (5) years from December 1, 1978.
- (b) A rental review in two and a half (2½) years.
- (c) Same terms and conditions as contained in the existing lease, exclusive of rent.

The Supervisor of Properties is of the opinion this is the fair market rental for the use of this land for parking purposes only and therefore recommends that a lease agreement be entered into with Sonjan Enterprises Ltd. on the foregoing basis, such agreement to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Lease of subsurface of lane in block bounded by Robson, Cambie, Georgia and Beatty Streets

The Supervisor of Properties reports as follows:

"A portion of the sub surface of the lane in Block 58, D.L. 541 bounded by Robson, Cambie, Georgia and Beatty Streets as shown on Plan LF 6810, was leased to Sandman Inn (Vancouver) Ltd. for 99 years from January 1, 1974.

The leased area is utilized as part of the Hotel's underground parking and the rent is subject to review as of January 1, 1979.

After negotiation, the lessee has agreed that the rent be increased from \$150.00 per month to \$180.00 per month plus taxes. Taxes in this instance are included in the overall taxes for the Hotel complex.

The Supervisor of Properties is of the opinion that the rent is realistic and in accordance with the terms of the lease and recommends that for the period January 1, 1979 to December 31, 1983, that the rent be set at \$180.00 per month plus taxes as if levied."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 531

MANAGER'S REPORT

557

B

Date November 20, 1978

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Demolition of Dwelling at  
425 West 10th Avenue

The Supervisor of Properties reports as follows:

"On February 13, 1973, City Council authorized the Board of Administration to negotiate the acquisition of Lots 9 to 15, Block 360A, D.L. 526 (being the 400 block West 10th Avenue) for future civic purposes (parking).

This property was purchased in 1974 and was rented to the Open Bible Chapel on a month-to-month tenancy. Reverend Schroeder of the Open Bible Chapel, advised that it was no longer economically feasible for them to continue to rent 425 West 10th Avenue as a lodging house and terminated the month to month agreement, effective May 31, 1977.

Since that time, several attempts have been made to make use of the house at 425 West 10th Avenue, as follows:

In June 1977, the Y.W.C.A. investigated the possibility of using the house as a Day Care Centre, but later advised that this was not feasible because of the extensive renovations required by the Health Department. The Y.W.C.A. further investigated the possibility of using the house as a Transition House for battered wives, however, this project never materialized.

In July 1977, the Supervisor of Properties was contacted by Mrs. Naomi Frankenberg of the Greater Vancouver Society for the Prevention of Child Abuse, relative to finding a suitable location for their Centre. After inspection of the house, it was agreed that, subject to Council's approval of a lease, the society could be set up in the property subject to their carrying out the needed repairs and renovations (preliminary estimate of immediate costs, new roof, etc. \$6,000 to \$7,000).

On January 17, 1973, City Council approved in part the lease of 425 West 10th Avenue to the Greater Vancouver Child Abuse Prevention Society at a nominal rent of \$1.00 per year for a period of three years; subject to the Society obtaining necessary funds from senior governments. The agreement to include a six-month termination clause by the City in the event that the land was required for Civic purposes with a compensation clause allowing proportionate return of proven capital expenditures in the event of cancellation in less than three years.

It was agreed that a lease would not be prepared by the Law Department until funding from senior governments was confirmed. In the meantime, the Director of Social Planning requested the Society to present plans in order for the renovation requirements to be assessed. Following submission of their requirements, the Construction and Maintenance Division of the Permits and Licenses Department submitted an estimate of the complete renovation costs; in the realm of between \$40,000 and \$60,000.00.



By letter dated November 3, 1978, the Supervisor of Properties has been advised that the Greater Vancouver Child Abuse Prevention Society has, since July 1977, been unable to obtain funding for the cost of renovation and operation and therefore are unable to establish when or if they will be able to proceed.

In the event that the Society did not proceed, the Director of Social Planning was proposing to use the building for a crisis centre which has since been located elsewhere and therefore has now advised that they have no objection to demolition of the building.

The caretaker at 425 West 10th Avenue left in September 1978. Since that time, two large windows have been removed from the building and there is a good possibility that further vandalism will occur without a caretaker.

In view of the foregoing, and as the property has now been vacant in excess of a year and a half, and because the poor condition of the building now constitutes a fire, health and criminal hazard, it is therefore recommended:

THAT City Council instruct the Director of Civic Buildings to arrange for demolition as soon as possible of the house at 425 West 10th Avenue.

It is noted that as this building was previously rented and therefore demolition approval, according to Section 10.12 of the Zoning and Development By-law, will be conditional upon a development permit application being submitted showing the proposed redevelopment of the site and as the lands in this block were purchased for future civic parking, it is further recommended:

THAT the Supervisor of Properties be instructed to submit for approval, development and rezoning applications as necessary in accordance with the Zoning and Development By-law, to use the land for temporary parking pending Council's ultimate decision upon the type and extent of parking use to be put upon the lands."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 531

DATE November 24, 1978

TO: Vancouver City Council

SUBJECT: Local Improvements on the "Initiative Principle"

CLASSIFICATION: RECOMMENDATION

First Step

The Deputy City Engineer reports as follows:

"As required by the Local Improvement Procedure By-law, projects for

- Light Standards
- Lane Lighting
- Pavement and Curbs, Local Residential

as shown on the attached schedule dated November 24, 1978, are advanced to Council on the 'Initiative Principle':

Information on Projects

(a) Local streets not previously lighted

The number of streets without lighting is less than four percent of the City total. Annually our files are reviewed for potential projects; fifteen of these have been selected for proposed installation on local residential and industrial streets.

(b) Arterial streets not previously lighted

Southeast Marine Drive from Hartley Street to Boundary Road is being advanced to complete the lighting of the City of Vancouver portion of Southeast Marine Drive. The alignment of the street will be changed somewhat in the final phase of the Champlain Heights Development.

The lighting will be installed to accommodate these changes. The Northwest Baptist College, which abuts this section of Southeast Marine Drive, has requested the lighting.

(c) Lane Lighting Projects

Projects in this group have been selected on the recommendation of the Police Department and are being advanced on the initiative principle in accordance with the Council resolution of September 14, 1973.

(d) Pavement and Curb Project

A sufficiently signed petition was received for pavement and curbs on Alice Street between 22nd Avenue and a point 795 feet south (dead end). Property at the extreme south end on the proposed street allowance was not dedicated and therefore this project had to be shortened by approximately 100 feet.

So that the timing of approvals between the original petition and the reduced project will be the same and so that the petitioner will not be inconvenienced by having to recirculate a revised petition for signatures, this reduced project is being advanced on the 'Initiative Principle'.

Capital Funds

Funds for the City's share of the Light Standard and Lane Lighting projects are available in the 1978 Street Lighting Basic Capital Budget. Funds for the City's share of the Pavement and Curb project will be provided for in the 1979 Streets Basic Capital Budget, subject to the approval of Council."

/cont...

Second Step

The Director of Finance submits the following report on the financial arrangements.

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's Report dated November 24, 1978.

The estimated total cost of these improvements is \$301 419 and the City's share of the cost is \$129 878.

I have to report that the necessary financial arrangements can be made to carry out this work with funds available in the 1978 Street Lighting Basic Capital Budget and subject to Council approval of the 1979 Streets Basic Capital Budget."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.
- (c) The lanes shown on the attached schedule dated November 24, 1978 be designated "thoroughfares" for the purpose of Part II of the Local Improvement Procedure By-law.
- (d) The Court of Revision for the projects listed in the attached schedule dated November 24, 1978 be held at 7:30 p.m. Thursday, February 8, 1979.

FOR COUNCIL ACTION SEE PAGE(S) 531

## MANAGER'S REPORT

DATE November 24th, 1978

TO: Vancouver City Council

SUBJECT: Proposed Rezoning - Former C.P.R. Right-of-Way (Kitsilano Point)

CLASSIFICATION: RECOMMENDATION

The Director of Planning and the Director of Legal Services report as follows:

"A mere quorum of Council attended a Public Hearing on May 4th, 1978 and approved the rezoning of Lots A-H inclusive from RS-1 to RT-2A and Lots I and J from RS-1 to CD-1, both approvals subject to conditions which had to be satisfied prior to enactment of the amending by-laws.

On November 8th, 1978, a letter was received from Marathon Realty Company Limited, suggesting that the conditions established by Council had been complied with satisfactorily and requesting that the amending by-law be enacted. Various conditions established by Council to be complied with prior to enactment have not been satisfied and consideration of amending these conditions (to be conditions satisfied prior to issuance of building permit) will have to precede consideration of the amending by-laws.

Amendments to conditions established by Council at the Public Hearing and enactment of a by-law amending the Zoning and Development By-law may only be considered by those members of Council who attended the Public Hearing. Two problems have now emerged as a consequence of this legal requirement:

- (1) Due to the recent election, the six members of Council attending the Public Hearing (Aldermen Brown, Ford, Harcourt, Marzari, Puil and Rankin) must consider enactment of the amending by-laws before inauguration of the succeeding Council on January 3rd, 1979, or the proposed rezonings will have to again be considered at a Public Hearing.
- (2) Due to previous engagements, it has proven impossible to bring these six members of Council together for a short meeting before the end of this year.

It does appear that a Special Meeting of the same quorum of Council attending the Public Hearing might be convened on January 3rd, 1979 (prior to the Inaugural Meeting) for consideration of the recommended amendments to the conditions established by Council at the Public Hearing and consideration of enactment of the amending by-laws.

RECOMMENDATION: The Director of Planning and the Director of Legal Services recommend:

That a Special Meeting of Council, consisting of those members of Council attending the Public Hearing of May 4th, 1978, be convened on January 3rd, 1979, at 1:30 p.m., in the No. 1 Committee Room, for consideration of amendments to the conditions established by Council at the Public Hearing and consideration of enactment of the amending by-laws."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 531

MANAGER'S REPORT

E

DATE November 22, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Application - S/E Corner 16th & Burrard

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. G. Elmitt of G. Elmitt Construction Ltd., to amend Zoning and Development By-law No. 3575, whereby the property at the southeast corner of 16th Avenue and Burrard Street (Lot 1, Block 488, D.L. 526, Plan 4502) be rezoned from RS-4 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'constructing four detached dwelling units'.

#### Site Description

The site is rectangular, having a frontage along 16th Avenue of 100 feet (30.480 m) and a depth along Burrard Street of 125 feet (38.100 m) to a 20 foot (6.096 m) wide lane. The total site area is 12,500 square feet or 1 161.288 m<sup>2</sup>. The current zoning is RS-4 and the site is undeveloped. (See Appendix A plan).

Lands generally within the area bounded by 16th Avenue, Oak Street, King Edward Avenue and Arbutus Street are zoned RS-4 and generally developed with large 2½ storey single family dwellings on large lots. The property immediately to the east of the site was originally developed as such but is occupied by a group known as the International Society for Krishna Consciousness (ISKCON). The use of this property by ISKCON as a boarding house is in contravention of the Zoning and Development By-law. Enforcement action is being temporarily withheld until December 1st, 1978 as the Society is attempting to relocate in Burnaby. Some multiple conversion dwellings and boarding houses also exist within the RS-4 District, having been developed during and immediately following World War II.

Further to the east is the Fairview Baptist Church which occupies the remainder of the half block to Pine Street. The lands to the north, across 16th Avenue are zoned RT-2 (east of Burrard Street) and RT-2A (west of Burrard Street) and are developed with a variety of residential uses, primarily conversions and single family dwellings. On the northwest corner of 16th Avenue and Burrard Street is the Canadian Memorial Christian Church.

While the site is not developed, it has a good coverage of bush and tall trees.

#### Background

The initial proposal and application for this site was submitted to the Planning Department on October 17th, 1977. At that time, another rezoning application for 3338 and 3390 The Crescent was on hold pending the completion of a study commissioned by the Shaughnessy Heights Property Owners' Association. The applicant was advised of the situation but was anxious to pursue this rezoning. It was necessary for the Planning Department to report to Council recommending the following:

'....that the 16th Avenue and Burrard Street rezoning application be placed on hold until such time as the Area Consultant's report is complete and Council has dealt with the recommendations of the Director of Planning with regard to that report.'

Council approved the recommendation of the Director of Planning on February 7th, 1978. A revised proposal, reducing the number of units from 5 to 4, and altering the basic layout, was submitted to the Planning Department on July 13th, 1978.

On July 27th, 1978, the Standing Committee of Council on Planning and Development dealt with the proposals of the Shaughnessy Heights Property Owners' Association (S.H.P.O.A.). The goals, objectives and recommendations as presented at an annual meeting to the members of the S.H.P.O.A. are contained in Appendix B. In summary, the intent of these recommendations is to preserve the existing single family residential character and restrict demolition and large land assemblies in the Shaughnessy area.

#### Proposed Development

The original proposal received with this application was to develop five townhouse units. The revised plans, stamped 'Received, City Planning Department, July 13, 1978' and submitted by the applicant following discussion with the S.H.P.O.A., indicate four detached single family dwellings to be developed on this site if the rezoning is approved.

#### Calculations

Site Area: 12,500 square feet (1 161.288 m<sup>2</sup>)

Floor Area of Proposed Development: 5,862.75 square feet (544.667 m<sup>2</sup>)

	<u>Proposed</u>	<u>Permitted or Required Existing RS-4</u>
Dwelling Units	4	1
Floor Space Ratio	0.47	0.60
Site area per unit	3,125 sq. ft. (290.322 m <sup>2</sup> )	9,500 sq. ft. (882.579 m <sup>2</sup> )
Site coverage	37% (including units and garages)	45%
Floor Area	5862.75 sq. ft. (544.677 m <sup>2</sup> )	7500 sq. ft. (696.773 m <sup>2</sup> )
Height	26 feet (7.925 m) 2 storeys	35 feet (10.668 m) 2½ storeys
Yards		
16th Avenue	24 feet (7.315 m)	30 feet (9.144 m)
Burrard Street	5.5 feet (1.676 m)	12 feet (3.658 m)
Easterly Property Line	5.5 feet (1.676 m)	10 feet (2.134 m)
Lane	33 feet (10.058 m) (to centre of lane)	35 feet (10.058 m)
On Site Parking	8 spaces (2 spaces/dwelling unit)	1 space (1 space/dwelling unit)

#### City Engineer

In a memorandum dated November 21st, 1977, the City Engineer commented as follows:

'This Department has completed its review of this rezoning proposal and finds it generally acceptable. However, the Traffic Engineer does offer the comment that transit service is poor in this area, also that Burrard Street and 16th Avenue are already congested with little or no opportunity to improve either.

The applicant will have to obtain building grades from this Department at the Development Permit stage.'

### Urban Design Panel

The initial proposal of five townhouse units was reviewed by the Urban Design Panel at its meeting of November 24th, 1977:

'The Panel supports the design as indicated for the purpose of the rezoning application, but would like to see more detailed drawings showing the use of materials, landscaping and exact location of existing trees at a later date.'

Recommendation: That the rezoning be approved.'

On August 11th, 1978, the Secretary of the Urban Design Panel cleared the revised proposal on behalf of the Panel.

### Shaughnessy Heights Property Owners' Association (SHPOA)

A letter outlining the S.H.P.O.A.'s position with regard to the revised proposal, with four detached single family dwelling units, was received by the Planning Department on June 30th, 1978. The Directors of the S.H.P.O.A. passed the following motion on June 20th, 1978:

'That we approve the proposal as presented in your June 1, 1978 letter and the plans for four detached single family residences subject to approval also by the City Planning Department.'

This letter was signed by Philip Owen, President of the S.H.P.O.A.

### Analysis

A review of the Shaughnessy Heights Property Owners' Association goals and recommendations (see attached Appendix B) indicates an emphasis towards preserving the character of Shaughnessy through maintenance of the existing single family dwellings which are significant in this area, and a desire to see slight increases in population density through selective conversion and infill development. Where possible, architecture and landscaping are to reinforce the present streetscape. The major conclusion is that the area should remain predominantly a single family residential neighbourhood.

The applicant has presented an attractive development proposal which does, in several ways, appear consistent with the recommendations of S.H.P.O.A., although the proposal is neither an infill nor multiple conversion development. The proposed units are detached, one-family dwellings (as opposed to townhouses) although off-street parking is provided on a collective basis. Each of the four dwelling units proposed, is designed in a manner which reflects the architectural character of Shaughnessy. Two of the four units contain three bedrooms, affording a potential for increased family housing and the infusion of school-aged children felt necessary by S.H.P.O.A. 'to prevent the closure of Shaughnessy Elementary School'.

Although the applicant has gained S.H.P.O.A. support through satisfaction of several of the Association's recommendations, the rezoning application cannot be supported by the Director of Planning for several reasons:

#### (1) Density and Character

The proposed development represents an over development of the site both in terms of the permitted uses and established subdivision pattern on the south side of West 16th Avenue between Arbutus and Granville. The four units proposed each have a site area of 3,125 square feet (290.322 m<sup>2</sup>), which is equivalent to 14 units per acre (34 per hectare). This compares to a minimum site area requirement of 9,500 square feet (882.580 m<sup>2</sup>) per dwelling unit under the RS-4 District Schedule, or approximately 4.5 dwelling units per net acre (11.1 units per net hectare). This low density characteristic of the Shaughnessy RS-4 area does much to contribute to the unique environment of this community. The proposed density of 14 dwelling units per net acre (34 units per hectare) far exceeds that existing in Shaughnessy. It may be argued, however, that such development represents an appropriate transition between Shaughnessy and the 20-25 dwelling

units per net acre evidenced in the RT-2 and RT-2A area north of West 16th Avenue (49-61 dwelling units per hectare). The validity and effect of such a transition has not yet been fully assessed, nor, of course may 'transition' be either necessary or desirable.

While the present RS-4 zoning permits a maximum floor space ratio of 0.6, the majority of developments within the RS-4 One-Family Dwelling District are at a floor space ratio of about 0.25. The existing townhouse development in Shaughnessy behind the University Women's Club was approved under CD-1 By-law No. 4186 with a floor space ratio restricted to a maximum of 0.275. The floor space ratio of 0.47 proposed by the applicant, again, is inconsistent with the majority of development which has and will continue to take place under the existing zoning.

It is important to note, that it would be unlikely that the site could even be subdivided if the property were zoned RS-1. The established subdivision pattern on the south side of West 16th Avenue between Arbutus and Granville is of 100 ft. (30.480 m) wide lots. A single-family dwelling could be developed on this site, at a floor space ratio of 0.25 which would have a floor area of 3,125 square feet.

## (2) Precedents and Impact

Approval of an application of this nature would be premature without further study of the Shaughnessy community to determine the appropriateness of permitting this type of development along the entire south side of West 16th Avenue, for that might be the effect of approving this proposal. At this time, we cannot be certain of the speculative results of approving four dwelling units in this part of Shaughnessy. It could lead to real estate speculation and possibly the deterioration of property in the northern section of Shaughnessy. The scheme certainly has attractive features but a large new house could also be attractive.

## Conclusion

While this is a very attractive scheme architecturally, the ramifications of approving four units on a site on which current Zoning and Subdivision By-laws would permit only one house must be appreciated. This is clearly a part of Shaughnessy which is well defined by 16th Avenue to the north. To establish the precedent of such a density on the south side of 16th Avenue would certainly lead to speculation not only on 16th Avenue itself but also throughout the northerly blocks of Shaughnessy at least. There may be a tendency to allow properties to run down as speculators anticipated densities four times greater than presently practicable in the area.

At the present time, the Department is dealing with several single-family developments on large sites in Shaughnessy. The development of a single-family dwelling could also be beautifully designed in the Shaughnessy character and would do much more to emphasize the goals of the Property Owners' Association and stabilize the character of Shaughnessy."

RECOMMENDATION: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 532



DATE November 21, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Residential Rehabilitation Assistance Program  
Projected Staff and Budget Requirements (1979)

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Planning reports as follows:

"I Purpose of Report

On Tuesday, November 21, 1978, City Council considered a special status report on the Residential Rehabilitation Assistance Program (RRAP) which outlined recent developments pertaining to the program, including:

- i) changes proposed to the RRAP Agency Agreement by the Central Mortgage and Housing Corporation (CMHC);
- ii) action taken by City RRAP Administration staff regarding concerns related to the RRAP Program's Income Guidelines, Agency Fees, and Municipal Consultation;
- iii) the current status of the City's RRAP Administration including; applications committed and pending, costs of the City's Administration, and Agency Fee recovery.

The report advised Council that, due to developments outlined in the report, demand for RRAP was decreasing, while the costs of administration per application were increasing, with the result that the City was no longer able to cover the costs of RRAP Administration through the payment of the RRAP Agency Fees provided by the Federal Government. In view of this development, Council approved a recommendation that:

"The Director of Planning report directly to Council before the end of November, 1978 regarding staff and budget requirements for the continuation of RRAP Administration by the City in 1979."

This report has been prepared in response to that recommendation.

II Program Background

RRAP is a housing improvement program initiated by the Federal Government that was intended to complement the Neighbourhood Improvement Program (NIP). Since 1974, eight areas have been designated under NIP in Vancouver including Kitsilano, Cedar Cottage, Downtown Eastside, Mount Pleasant, Grandview Woodland, Riley Park, and most recently Kensington and Kiwassa. RRAP is available to residential property owners within NIP designated areas and areas receiving special designation by Governor in Council (Rehabilitation Areas). Exceptions are permitted for residential properties owned by Non Profit Corporations. Under RRAP, a property owner can receive up to \$10,000 per housing unit in loan funding (a part of which may be considered a non-repayable grant) to undertake repairs and/or improvements required to meet the City's Standards of Maintenance By-Law and as determined eligible by the CMHC Standards for the Rehabilitation of Residential Buildings. Program financing is provided by the Federal Government through CMHC.

When first introduced in 1974, RRAP was administered by CMHC. As a condition of approval of the 1976 and 1977 NIP Programs, the Federal Government required that Municipalities assume the administration of RRAP within the 1976/1977 NIP areas as agent to CMHC. CMHC at that time also offered Municipalities the option of assuming administration of the 1974 and 1975 NIP areas as well. On April 1, 1978 the City Planning Department assumed responsibility for the administration of RRAP in all NIP designated areas of the City. In May, 1978 the Federal Government introduced a provision which permitted the City to designate special "Rehabilitation Areas" to receive RRAP Assistance without NIP designation. As a condition, the Federal Government required that the City administer the program in such areas. In response, the City, on November 2, 1978 submitted requests for special RRAP designation for extended NIP areas and a separate rehabilitation area of Hastings Sunrise.

CMHC has also requested, through a proposed amendment to the Agency Agreement, that the City assume responsibility for the administration of applications received under the Non Profit and Rooming House Provisions of the program. These, however, as approved by Council will remain the responsibility of CMHC until further details of these provisions are determined.

### III City of Vancouver RRAP Administration (Current)

The Area Planning Division of the City Planning Department currently has 17 staff members employed for the administration of RRAP in the 8 NIP areas of the City. These consist of 5 Promoters and 8 Advisers located at various site offices throughout the City and 2 Clerk-Typists, 1 Senior Clerk, and 1 RRAP Administrator located at City Hall. Of the 17 RRAP staff noted above, 13 staff are approved by Council until April 30, 1981. The remaining 4 positions (2 Advisers and 2 Promoters) were developed specifically to administer applications from the Kitsilano, Cedar Cottage, and Mount Pleasant NIP areas, and are currently approved to December 31, 1978. These positions were to be reviewed and extended before the end of 1978 depending upon demand for continued RRAP Administration in those areas.

### IV City of Vancouver RRAP Administration (Projections)

The Planning Department has found it difficult to determine its staff and budget requirements for the continuation of RRAP Administration in 1979. There is a considerable amount of information pertaining to the future of RRAP which is not known at this time. This includes:

#### 1. RRAP Program Guidelines

Over this past year, the Federal Government has introduced numerous changes to the Program which have resulted in a reduction of the benefits offered by RRAP. On the other hand, changes to various Program guidelines now necessary due to the effects of inflation have not been made, similarly reducing the benefits offered by the program. The ultimate result has been a reduction in demand leading to a decline in the rate of applications received.

In response, the City's Planning Staff have submitted a report to the Federal Government outlining the City's concerns resulting from the changes to the Program and proposing a number of changes felt necessary to maintain the Program's benefits. The Federal Government has indicated that the City's proposals are under review, and we are confident that some positive change will result. However, it is unlikely that any change will be introduced before the end of this year.

#### 2. Special RRAP Area Designation

The City, on November 2, 1978 submitted a request for approval of a number of areas in the City to receive special RRAP area designation. Although we are confident that the City's request will be approved, it is unlikely that actual approval will be received until February of 1979. No applications from these areas may be processed until actual approval has been received.

#### 3. 1979 RRAP Provisions

In May, 1978, the Federal Government introduced the provision which permitted the designation of Special RRAP Rehabilitation Areas. It is not known if this provision will be repeated in 1979 or if it will be replaced with another. We have been led to believe that the Federal Government may introduce a "Hardship Provision" during 1979 which would suggest that eligibility for RRAP assistance would no longer be restricted by area designation, rather by need based on income.

#### 4. Agency Fees

In response to the City's request for a review and increase in the RRAP Agency Fees, the Minister of State for Urban Affairs in a letter dated November 8, 1978 advised that an increase in Municipal Agency Fees would not be permitted at this time. Despite this response, Planning Department Staff feel that an increase in fees to reflect higher costs due to inflation is now warranted and it is therefore proposed to pursue this issue further in an attempt to reverse the Minister's decision.

#### 5. RRAP 1979 Budget

It is not known what amount of funding will be allocated to the City for RRAP assistance in 1979. It is anticipated that this information will be determined before the end of February, 1979.

In order to project the staff and budget requirements for 1979 it has therefore been necessary to draw assumptions for the unknown information noted above. These assumptions range from a case which assumes the retention of existing NIP areas only, with no new 1979 provision (giving a projection of 850 applications processed in 1979) to a case

which assumes that all special designation areas applied for the City are approved along with the introduction of Universal Hardship RRAP or an improvement to the existing Homeowner Income Guidelines (giving a minimum projection of 1,500 applications). A breakdown of the assumptions is provided on page 2 of Appendix II.

Applying these assumptions, a number of alternative staffing proposals have been developed. The actual staff proposals, with associated administration costs and projected agency fees earned, are provided in Appendix II. An outline of the approach to determine the number of staff required follows:

#### Group A

The alternatives in this group provide for a sufficient number of staff to retain a RRAP presence in all existing NIP offices to ensure that the objectives originally set for NIP and RRAP are carried to their fullest potential, and that a co-ordinated administration of NIP and RRAP is continued.

Alternative 1 - by retaining all existing staff.

Alternative 2 - by retaining all existing staff currently approved until April 30, 1981.

Alternative 3 - by retaining a sufficient number of RRAP staff to ensure that at least 1 RRAP Promoter is retained in each remaining NIP Office and that a sufficient number of Advisers are available for projected take-up of applications.

#### Group B

The alternatives in this group provide for an appropriate number of staff needed to administer the number of applications projected for assumptions outlined above. In each case, an attempt has been made to ensure that the anticipated administration costs do not exceed the potential agency fees earned, while maintaining an acceptable level of service for each eligible RRAP area.

### V Restructuring of RRAP Administration

When first introduced, RRAP Administration was intended to complement the administration of the Neighbourhood Improvement Program (NIP), at which time RRAP was only available in NIP designated areas. This was achieved by attaching full-time RRAP staff to NIP Planning Offices located in the NIP designated areas.

As the Neighbourhood Improvement Program Projects are being completed, this is becoming less the case. RRAP Administration is now continuing in areas where NIP no longer exists. RRAP demand in some NIP areas is decreasing, as those still eligible for RRAP assistance under existing program guidelines reduce. Greatest demand is now anticipated to exist in the newly designated Rehabilitation Areas that have not previously been eligible for RRAP. It is therefore becoming important to develop a flexibility to shift the location of RRAP staff in order to respond to a new demand in non NIP areas. At the same time, it is important that the original objectives set for NIP and RRAP be met. As such, a RRAP staff presence should be maintained in NIP areas. Where areas receive the services of NIP or LAP and RRAP, as far as possible, the administration of such programs should be co-ordinated.

It is therefore proposed to establish a RRAP Administration structure which will respond to the demand of RRAP from areas defined by boundaries separate from NIP. Dependent upon developments with RRAP, such boundaries may be determined as:

- i) combinations of existing NIP areas.
- ii) combinations of existing and extended NIP boundaries.
- iii) combinations of existing NIP areas and newly designated Rehabilitation Areas.
- iv) the City as a whole divided into zones for the administration of the Hardship Provisions that will not be subject to area limitations.

It is also proposed that the new areas would be administered from site offices located in the community, wherever possible using existing NIP offices. RRAP staff currently located at City Hall would be relocated to one such office (centrally located) to permit a greater efficiency in the processing of applications and an improved utilization of administration staff.

The proposed distribution of RRAP Staff for the various alternatives outlined in this report is provided in Appendix III.

## VI Proposed Action

Although this report has discussed various alternatives that may be considered for future RRAP Administration by the City, it is not recommended that City Council take any action to alter the existing RRAP Administration Structure at this time.

Rather, it is recommended that all existing RRAP Administration positions be retained until March 31, 1978. Such action would require the extension of 4 existing RRAP positions (which are currently approved to December 31, 1978) to that date at an estimated cost of \$16,496.00 (A detailed breakdown of these costs is provided in Appendix I). During this period the full complement of RRAP staff would be utilized to process to completion the pending applications to which the City is currently committed.

In considering this recommendation, Council should note the investment that the City has made in the training and development of RRAP staff. The administration of RRAP requires the employment of specially-trained personnel who have extensive knowledge of both the RRAP program and the residential rehabilitation industry. Since the City assumed responsibility to administer RRAP, the Planning Department has been successful in developing such a group which is now capable of maintaining an efficient, effective RRAP delivery. Anticipated changes in the program would result in a resurgence of applications, to which the City's RRAP staff are well prepared to respond.

It is anticipated that much of the information required will become known before the end of February, 1979, which will permit the Planning Department to more conclusively determine the staff and budget needs for the continuation of RRAP Administration. It is therefore proposed that the Director of Planning would report back before the end of February, 1979 to recommend specific action for the restructuring of RRAP Administration.

## VII Director of Finance Comments

The Director of Finance advises that the City has been placed in this position of uncertainty due to a lack of direction from the Federal Government for the RRAP program for the period subsequent to December 31, 1978.

The \$16,496.00 funding requested in this report is to retain the four noted staff positions as insurance against having to recruit, hire, and train new staff in the event that new policies introduced by the Federal Government are conducive to increasing the demand of the program in 1979. This \$16,500 will be in addition to the deficit of about \$20,000 which would otherwise occur in January-March.

The Planning Department advises that it is prepared to hold vacant any RRAP positions which become vacant until March 31, 1979 so that the additional funds required may be less than the amount quoted.

## VIII Recommendations

The Director of Planning recommends:

1. That City Council authorize the extension of the RRAP positions of -

- a) Mount Pleasant/Cedar Cottage Promoter
- b) Mount Pleasant/Cedar Cottage Adviser
- c) Kitsilano Promoter
- d) Kitsilano Adviser

for a period of three months until March 31, 1979.

2. That the salaries and related administrative costs to extend the four positions noted in recommendation (1.) above, totalling \$16,496.00 (as detailed in Appendix I) be approved in advance of the 1979 RRAP Administration budget.
3. That the Director of Planning be instructed to report back to Council before the end of February, 1979 regarding staff and budget requirements for the continuation of RRAP Administration by the City.
4. That City Council advise the Minister of State for Urban Affairs of the urgent need to determine the results of the City's application for Special Area Designation and to be advised of any proposed Program design changes in order that the City may determine its staff and budget requirements for the continuation of RRAP Administration in 1979."

The City Manager believes that Council should consider the operating deficit of the program at various staffing levels, rather than consider only the question of extending four positions which are due to terminate at the end of this year. The Planning Department has done a thorough job of analyzing alternatives, as shown in Appendix II. If present staffing (17 employees) and the present program structure are continued through 1979, the program deficit will be \$140-\$170,000. If the program is improved substantially to increase participation, the deficit would be from \$0-\$45,000.

Without the 1979 program details, it is impossible to select the appropriate staffing alternative. However, the City Manager believes Council should consider the following choices for January - March 1979:

- a) Extend to March 1979 four positions scheduled to end in 1978, to maintain a staff of 17. The deficit will be in the order of \$35,000-\$42,000 for three months. This alternative is recommended by the Director of Planning. It allows immediate delivery of full RRAP services if the program is upgraded.
- b) Allow 4 positions to lapse as originally planned, and operate with 13 staff. The deficit for 3 months would be \$17-\$23,000. If the Federal program is substantially improved, we might need to rehire staff. However, 14 staff could handle a substantial increase over present volume.

The RRAP program is a desirable program which benefits numbers of people and brings small contractors valuable business. However, since the program operates at a deficit under present guidelines, the City Manager submits the above options for Council's CONSIDERATION relative to recommendations 1 and 2. The City Manager RECOMMENDS approval of recommendations 3 and 4 of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 532

G

DATE 1978 11 21

TO: Vancouver City Council  
SUBJECT: Immunization Fees  
CLASSIFICATION: RECOMMENDATION

The Medical Health Officer reports as follows:

"Council, on May 2, 1978 approved a \$5.00 per visit charge for the adult immunization service. (The charge was \$5.00 whether there were one, two or three injections.) This fee was instituted to offset a \$79,000.00 reduction in recoveries from the School Board. Council also passed the following recommendation:

- "C. THAT if revenue from fees to be levied in 1978 does not total the required budget increase in the City share of health costs, (maximum \$79,000) the difference be made up from Contingency Reserve:

Further, that if revenue is below the required recovery in future years, the Health Department reduce positions accordingly.'

#### Status of Immunization Charges

Revenue from the immunization fees have averaged \$837.00 per week since mid-May when fees were first charged, but has improved to \$1,018.00 per week since August. There would be an annual under-recovery of \$26,064.00 if the average recovery of \$1,018.00 a week continued.

#### New Charges for Vaccine from the Provincial Government

Effective December 1, 1978 the Provincial Government, which previously supplied typhoid and smallpox vaccine free of charge, will cease providing free vaccine supplies. Specific costs for the purchase of vaccines from commercial sources are not known at this time but it is thought that the average cost per injection will amount to about \$2.50. The amount charged for adult immunization should therefore be increased to reflect both the under-recovery and the vaccine costs. If the immunization charge is increased to \$10.00 per visit, the net recovery to the City will equal \$79,404.00 per year, based on an average of \$2,036.00 fees collected per week (assuming attendance remains at the August - November rate.)

There is also a good possibility that our volume will increase as private physicians may refer their patients to our clinics rather than purchase and store perishable vaccines. The Health Department does not recommend that the City take responsibility for the purchase, distribution and sale of vaccines to private physicians. If a major increase in demand occurs, then extra clinics are recommended, utilizing part-time staff outside of regular work days. A part-time physician, nurse, and two clerks working on Saturdays will least disrupt our present staffing and our overcrowded facilities. Cost of such staff for one day is approximately \$400.00; vaccine costs are estimated at \$200.00. The break-even point is approximately 60 persons at \$10.00 per visit. Such extra clinics may not be required but if they are, immediate arrangements are necessary. They would not be initiated without assurance of sixty appointments.

/.... over 2

The Medical Health Officer recommends:

1. That the fee for adult immunization be increased from \$5.00 per visit to \$10.00, effective December 1, 1978;
2. That the Medical Health Officer be authorized, in the event of a major increase in demand, to establish "overflow" clinics on Saturdays as required, provided they are self-sufficient financially.

The City Manager recommends that the above recommendation of the Medical Health Officer be approved, and further that the Medical Health Officer report on the program when the 1979 Budget is reported to Council.

FOR COUNCIL ACTION SEE PAGE(S) 532

DISINTEGRATED

H 573

MANAGER'S REPORTDATE November 7, 1978

TO: Vancouver City Council

SUBJECT: Street Cleaning.- 500 Block West 7th Avenue

CLASSIFICATION: INFORMATION

The City Engineer reports as follows:

"A letter from The B.C. Stevens Co. Ltd. requesting additional street cleaning on the 500 Block West 7th Avenue has been circulated to Council members for information.

Because of heavy daytime parking, this block is mechanically swept, once per week, at night when fewer cars are parked on the street. The electric cart hand cleaners also pick up litter on Cambie Street, up to five times per week on either day or night shift, and remove litter to the lane entrances on the side streets. In addition, the McDonald's Restaurant, near this location, also cleans up litter in the area on a regular basis including the 500 Block West 7th Avenue.

Examination of this block at various times has shown no excessive litter accumulation. Litter is dropped in this area, as it is in other similar parts of the City, however, it is removed regularly to a suitable standard of cleanliness and no additional expenditure of funds is warranted."

The City Manager submits the above report of the City Engineer for INFORMATION to Council.

FOR COUNCIL ACTION SEE PAGE(S) 533



DISTRIBUTED MONDAY  
MANAGER'S REPORT

I

DATE November 27, 1978

TO: Vancouver City Council  
SUBJECT: Phase 2, Area 6, False Creek, Ground Leases and  
Start of Construction  
CLASSIFICATION: RECOMMENDATION

The Development Consultant reports as follows:

Purpose

The Purpose of this report is to recommend approval of (a) the principal terms and conditions of the ground leases and letters of intent for the Non-Profit Rental and Co-operative residential projects in False Creek, Area 6, Phase 2, (b) to recommend transferring sponsorship of the Co-operative project from the Columbia Housing Advisory Association to the Alder Bay Co-operative.

Background

City Council on August 29, 1978 approved the recommendation of the Development Consultant as follows:

A. The minimum land values for a sixty year prepaid ground lease be set as follows for construction starting in 1978:

	Prepaid Lease Value	Gross Residential Building Area
Par Value Co-operative on Parcel 2	\$415,320	} 96,586
Par Value Co-operative on Parcel 3A	\$415,320	
Non-Profit Rental Project on Parcel 4	\$649,440	75,516

Recognizing that should the square footages of the buildings increase, then the lease values will also increase.

- B. Council request the Development Consultant and Director of Finance in consultation with the Director of Legal Services to establish for the Par Value Co-operatives and Non-Profit Rental project, the ground lease terms for discussion and agreement with CMHC and the Sponsors and for report back to Council.
- C. Start of construction of the Par Value Co-operatives and the Non-Profit Rental project in Phase 2 be authorized subject to confirmation by CMHC that the programs and mortgage insurance are approved, subject to the City Manager being satisfied that lease negotiations will be concluded, and subject to issuance of a Development Permit and Building Permit.
- D. Start of construction of the park and the continuation of construction of the services coincidentally with the Co-operatives and Non-Profit Rental project be approved within the approved 1978 Capital Budget for Area 6, Phase 2 in the amount of \$2,883,537, subject to the Director of Finance and City Manager approving the detailed appropriation of funds.

- E. The start of construction of the market condominium development on Parcel 1 by H. Haebler Co. Ltd. be authorized subject to issuance of a Development Permit and Building Permit and finalization of lease negotiations.

The Development Consultant is pleased to advise Council that the required negotiations have been brought to a satisfactory conclusion as follows:

1. A letter of Understanding and the ground lease terms for the Co-operative and Non-Profit Rental projects (Appendix I and II attached) have been prepared by the Development Consultant in consultation with the Director of Legal Services and Director of Finance, and have been approved by CMHC and the Co-operative and Non-Profit Rental Sponsors.
2. CMHC have confirmed that the programs and mortgage insurance as detailed in the report to Council, August 29, 1978, are approved.
3. The Development Consultant will report back to Council within a few weeks on principal terms and conditions of the lease for the market condominium development, prior to start of construction of that project.
4. The legal subdivision plan for False Creek, Area 6, Phase 2 has been deposited in the Land Registry Office for registration.

#### Co-operative Sponsor

Council, on December 6, 1977, approved the Columbia Housing Advisory Association as sponsor for the Co-operative on 2 parcels in False Creek, Area 6, Phase 2.

Columbia Housing Advisory Association act primarily as a catalyst in organizing and assisting non-profit co-operatives. At the time Columbia Housing Advisory Association was accepted by Council, it had a waiting list of people interested in co-operative housing for False Creek, Area 6, Phase 2 but no formal co-operative group was established.

Recently a formal co-operative, made up from the numbers on the waiting list, has been incorporated under the name of Alder Bay Co-operative and Board members have been selected. In order for the Alder Bay Co-operative to assume lease and mortgage responsibilities, City Council should approve transfer of the sponsorship of the project to the Alder Bay Co-operative with Columbia Housing Advisory Association performing ongoing administrative and developer functions on behalf of the Co-operative.

#### Recommendations

The Development Consultant recommends that:

- A. The sponsorship of the Co-operative project be transferred from the Columbia Housing Advisory Association to the Alder Bay Co-operative.
- B. The letter of Understanding and the lease terms for the Co-operative and Non-Profit Rental projects as set out in Appendices I and II be approved and the Director of Legal Services be requested to prepare the ground leases in accordance with the terms and conditions set out in Appendices I and II and such other matters as the Director of Legal Services deems necessary for execution by the Director of Legal Services and the Co-operative and Non-Profit Rental sponsors."

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

MANAGER'S REPORTDATE November 28, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Jericho Hangar Six: Removal of Sculpture Works

CLASSIFICATION: INFORMATION

The City Engineer reports as follows:

"At the Council meeting of November 21, 1978, the City Manager was requested to report back to Council on any assistance the City could provide the Ne Chi Zu Guild by:

- a. loaning of equipment to move the sculptures from Hangar Six to an alternate location;
- b. finding temporary storage space for these sculptures.

Site investigations were undertaken to determine the extent and nature of the carvings, sculptures, and related materials which are presently stored at Jericho. These investigations were carried out in conjunction with members of the Guild in order to ascertain the identity of those items which the Guild requires to be moved. Due to the vulnerability as well as the size of many of the items, it was determined that the City does not possess the kind of specialized equipment nor the required expertise necessary to move many of the items. Consideration was also given to the volume of material which occupies approximately 4,000 - 7,000 sq. ft. of floor space (not including working space).

The task of removing the majority of material which the artists have identified would require such specialized equipment and materials as forklifts, cranes, extended flat bed vehicles (or possibly a logging truck), moving vans and packing crates. Exceptional care would need to be taken to avoid damage due to the condition and structure of many of the items. It has been estimated that, given favorable working conditions with no interference, the cost of moving the subject material would range up to \$25,000 and take as much as one week to complete. The subject material includes a 70 ft. carved maypole, a 41 ft. boat, numerous large playground sculptures, a number of logs which have not yet been carved, and a substantial number of carvings and sculptures of varying sizes. The cost would not include packaging of items in crates (which would have to be done by the artists) nor would it include the cost of extra insurance in order to protect the City against claims for damage. Furthermore, the estimate would be conditional on delivery to one designated storage location. It should be noted that the maypole is Federal Public Works property and should be moved by them according to the Guild. If this and many of the marginal items were deleted from the list of items to be removed, the cost could be reduced.

With respect to storage, the volume of material would require a large floor space since stacking could not generally be permitted. There is no space in City works yards or buildings to accommodate the material. The Guild has investigated a number of potential locations, including Marathon property on the north side of False Creek, a Federal building on Main Street, a building in Gastown and various other possibilities. They have had no success (up to the time of preparation of this report) in locating a suitable free or low-cost storage facility. Their investigations have confirmed our estimate that the cost of renting adequate commercial storage space would be about \$1,000/month. Working space would cost another \$1,000/month. If commercial space was used, an inventory would have to be completed at considerable cost (approximately \$1,000 or more) in order to establish ownership, identity, and appraised value, and access to the materials would not be permitted during the storage period.

Continued . . . .

- 2 -

SUMMARY

Although it is difficult to ascertain exactly which items are to be moved and which are to be left because of the number of people involved and the related problems of communication--for example, four different people (Georganna Malloff, Anna Lutsky, Lisa Spetrini, and Julian Bowron) have provided information--it is clear that a substantial amount of sculpture work and related materials would have to be moved. Based on the information provided by the above, about \$25,000 would be required to move all of the material and over 5,000 sq. ft. of storage space would be required, which would cost a further \$1,000/month. If working space were to be provided, rental costs would be about \$2,000/month. This does not include the costs of removing the material eventually from storage and assumes that the artists would crate their own material, which they may not be able to do in the time available.

The above costs could be reduced by:

- a. requiring that the Guild and its members totally relieve the City and the movers of any liability for damages or losses;
- b, requiring the Guild to reduce its list of items to be moved.

The above steps could possibly reduce the cost of the move to about \$10,000, depending on how severely the present list is reduced. The cost of storage and working space might be reduced to \$1,500/month.

If Council decides to move and store the sculpture works and related materials, the Director of Finance advises that the source of funds would have to be the Contingency Reserve.

The City Engineer submits the foregoing to Council for INFORMATION."

The City Manager submits the foregoing report of the City Engineer to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 533 & 534

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

I

NOVEMBER 23, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 23, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:35 P.M.

PRESENT: Alderman Bellamy  
Alderman Ford  
Alderman Gerard

ABSENT: Alderman Marzari  
Alderman Rankin

COMMITTEE CLERK: E. Bowie

The Chairman and the Vice-Chairman not being present, the Clerk called the meeting to order and asked that a member be chosen to act as Chairman: Alderman Bellamy was chosen and assumed the Chair.

RECOMMENDATION

1. Prenatal Services

The Committee had before it for consideration a Manager's report dated November 6, 1978 (copy circulated) in which the Medical Health Officer reports in detail on the Vancouver Prenatal Project jointly funded by the City and the Provincial Government, as per Council's direction on October 17, 1978. A full summary of the project is on file in the City Clerk's office.

The purpose of this project was to demonstrate the feasibility of carrying out intensive health improvement of pregnant women aimed at reducing the number of infants weighing less than 2,500 grams (5½ lbs.). The project results revealed consistent, positive direction in infant health indicators.

Vancouver is currently negotiating a health service cost-sharing formula with the Minister of Health. The best future solution is to have such a service standard applicable to the whole of British Columbia and a more favourable (to Vancouver) cost-sharing to sustain that part of the program operative in Vancouver.

The Medical Health Officer recommends interim staffing to March 31st, 1979 and lists the costs involved as follows:

Parents Choice	
December 1, 1978 - March 31, 1979	= \$23,861.00
Healthiest Babies Possible	
January 1, 1979 - March 31, 1979	= \$24,023.00

These amounts would be on a 50% cost-sharing basis with the Provincial Government.

Continued . . . . .

Clause No. 1 Continued

The City Manager points out that assuming 50% Provincial-sharing, this proposal will cost the City an additional \$24,000 to the end of March 1979 to continue the present program until longer term cost-sharing is negotiated. He also states that this would be the third extension of the project awaiting Provincial cost-sharing negotiations.

The City Manager expresses concern regarding the potential high cost of these programs, the lack of firm statistical evidence for the impact of the programs, further program development and the approval of any change in staffing at this time. The Council has two options:

- a) Allow the programs to lapse, pending conclusion of negotiations with the Province, and develop appropriate new programs, jointly with the Province, in keeping with negotiated cost-sharing.
- b) Approve the extension requested by the Medical Health Officer, in order to retain the employees presently employed in the program. The Comptroller of Budgets and Research advises that, if Council approves this proposal, there will be increased costs of \$4,450.00 and \$43,434.00 for 1978 and 1979, respectively. A request has been made to the Provincial Government for the continuation of the 50% cost-sharing on this program so that the cost to the City would be reduced to \$2,225.00 and \$21,717.00 in 1978 and 1979, respectively. The source of funding for the 1978 costs would be Contingency Reserve, while the 1979 costs would be borne by the 1979 operating budget.

The Medical Health Officer and representatives of the staff of the project were present for discussion of this matter.

The Medical Health Officer stressed the importance of continuing this project by retaining the staff and services already developed. This will help to close the gap between the service available and public demand and will assist the department to plan for improved service.

The Committee discussed various points brought out in the report, agreeing that the project had shown favourable results.

Following further discussion regarding the Provincial cost-sharing on this project, the Committee

**RECOMMENDED**

THAT the recommendations of the Medical Health Officer for interim staffing of Parents Choice and Healthiest Babies Possible be approved to March 31, 1979 at total increased costs of \$4,450.00 and \$43,434.00 for 1978 and 1979, respectively. If 50% cost-sharing is obtained from the Provincial Government, the cost to the City would be reduced to \$2,225.00 and \$21,717.00 in 1978 and 1979, respectively. Source of funding for the 1978 costs to be allocated from Contingency Reserve and the costs to March 31, 1979 to be borne by the 1979 operating budget.

The meeting adjourned at approximately 2:30 P.M.